



General Assembly

***Substitute Bill No. 794***

*January Session, 2001*

***AN ACT CONCERNING CONSULTANTS ON STATE PROJECTS AND  
THE DEMOLITION OF STATE FACILITIES.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. Subdivision (4) of section 4b-24 of the general statutes is  
2       repealed and the following is substituted in lieu thereof:

3       (4) The commissioner may designate projects to be accomplished on  
4       a total cost basis for (A) new facilities to provide for the substantial  
5       space needs of a requesting agency, [or] (B) the installation of  
6       mechanical or electrical equipment systems in existing state facilities,  
7       or (C) the demolition of any state facility that the commissioner is  
8       authorized to demolish under the general statutes. If the commissioner  
9       designates a project as a designated total cost basis project, the  
10      commissioner may enter into a single contract with a private developer  
11      which [includes] may include such project elements as site acquisition,  
12      [if applicable,] architectural design and construction. All contracts for  
13      such designated projects shall be based on competitive proposals  
14      received by the commissioner, who shall give notice of such project,  
15      and specifications [therefor] for the project, by advertising, at least  
16      once, in a newspaper having a substantial circulation in the area in  
17      which such project is to be located. The commissioner shall determine  
18      all other requirements and conditions for such proposals and awards  
19      and shall have sole responsibility for all other aspects of such contracts.  
20      [If applicable, such] Such contracts shall state clearly the

21 responsibilities of the developer to deliver a completed and acceptable  
22 [facility] product on a date certain, the maximum cost of the project  
23 and, as a separate item, the cost of site acquisition, if applicable. No  
24 such contract may be entered into by the commissioner without the  
25 prior approval of the State Properties Review Board and unless  
26 funding has been authorized pursuant to the general statutes or a  
27 public or special act.

28       Sec. 2. Subsection (g) of section 4b-55 of the general statutes is  
29 repealed and the following is substituted in lieu thereof:

30       (g) "Project" means any state program requiring consultant services  
31 if (1) the cost of such services is estimated to exceed fifty thousand  
32 dollars or, in the case of a constituent unit of the state system of higher  
33 education, the cost of such services is estimated to exceed three  
34 hundred thousand dollars, [or] and (2) the construction costs in  
35 connection with such program are estimated to exceed five hundred  
36 thousand dollars; or, in the case of a constituent unit of the state  
37 system of higher education, other than The University of Connecticut,  
38 the construction costs in connection with such program are estimated  
39 to exceed two million dollars.

**GAE       JOINT FAVORABLE SUBST.**